

## ARCHITECTURAL PLAN DEVELOPMENT

I appreciate the opportunity to present features and costs for your preliminary planning needs. The following describes the 'core' parts to good preliminary planning. We call this 'first phase' planning and is primarily intended as a feasibility study for the client. Typically, the following is included: plans to scale, new window and door locations, set-backs established, new foundation layout, old versus new for remodel and addition work, preliminary roof plan and general cabinet locations.

### FIRST PHASE PLANS TO INCLUDE:

- Three to four client consultations meetings
- Floor plan to scale, stair planning.
- Preliminary foundation plan
- Typically, two framing cross sections
- Two elevations to establish style of home
- Preliminary roof plan
- Rough cost estimate for project

Upon client request, outdoor living planning, patios and terraces can also be designed and integrated.

Rough grading plans, driveway plans, pool or spa planning would be additional.

**Note:** It is often necessary to have a survey to determine exact set-backs. Pre-engineering (structural and or civil) consultation is also sometimes helpful to establish project feasibility.

*First phase plans are to precede full engineered plans and are not intended for submittals.*

*See sheet 2 for description of items related to 'second phase' plan development.*

Thank you,

Michael Wilson

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Upon completion and approval of the preliminary plans, full size documents, and rough cost estimate, a DESIGN/BUILD AGREEMENT shall be presented for contract signing.

It is recommended that site planning, rough grading, outdoor living areas, patios and trellis work be integrated into the entire residential project for complete planning. The following highlights the various 'parts' to full plans ready for submittal.

### SECOND PHASE PLANS:

- Liaison to all engineering
- Structural engineering - Calcs. and plans
- Detailed foundation plan
- Exact window, door call-outs
- Tile, granite, cabinet details
- Full framing sections
- Four exterior elevations
- Integrate all engineering
- City and or County processing
- Corrections, plan printing
- Detailed specifications
- Electrical and lighting plan

**Note:** Civil engineering, rough grading plan (if required) would be an additional cost to proposed phase two planning.

Allow two to three months for second phase planning and engineering. City, County processing typically takes two months. Full grading plans increases the submittal processing time.

Thank you,

Michael Wilson